

# Umatilla County

Department of Land Use Planning

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**DIRECTOR  
TAMRA MABBOTT**

February 5, 2015

**LAND USE  
PLANNING,  
ZONING AND  
PERMITTING**

**MEMO**

**CODE  
ENFORCEMENT**

**TO: Board of Commissioners**

**SOLID WASTE  
COMMITTEE**

**FROM: Tamra Mabbott**

**SMOKE  
MANAGEMENT**

**RE: Devin Zone Change Z-304-14**

**GIS AND  
MAPPING**

On January 22, 2015 the Planning Commission voted unanimously to recommend approval of the zone change. Relative to other legislative actions, this is a straightforward application. The underlying comprehensive plan designation is "urbanizable" and that will not change. The property is located within the Hermiston Urban Growth Area. Only the zoning is proposed to change.

**RURAL  
ADDRESSING**

The end result, if approved, would allow the landowners to complete a boundary line adjustment application, creating two approximately 10-acre parcels. And then, ultimately, a new dwelling could be permitted on the vacant 10-acre parcel, for a total of two dwellings on the 20-acre tract.

**LIAISON, NATURAL  
RESOURCES &  
ENVIRONMENT**

**ATTACHMENTS: Public Notice**

Draft Findings

Maps

# Umatilla County

Department of Land Use Planning



NOTICE OF PUBLIC HEARING  
UMATILLA COUNTY PLANNING COMMISSION  
And UMATILLA COUNTY BOARD OF COMMISSIONERS

DIRECTOR  
TAMRA MABBOTT

LAND USE  
PLANNING,  
ZONING AND  
PERMITTING

CODE  
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GIS AND  
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LIAISON, NATURAL  
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ENVIRONMENT

YOU ARE HEREBY NOTIFIED as the applicant, adjacent property owner or affected governmental agency of a Public Hearing to be held before the Umatilla County Planning Commission on **Thursday, January 22, 2015 at 6:30 PM** in the Justice Center Media Room, 4700 Pioneer Place, Pendleton, OR. A subsequent Public Hearing before the Umatilla County Board of Commissioners is scheduled for **Wednesday, February 18, 2015 at 9:00 AM** in Room 130 of the Umatilla County Courthouse 216 SE Fourth Street, Pendleton, OR.

ZONE MAP AMENDMENT #Z-304-14. Richard and Tiah Devin, Applicant. The amendment includes a zone map amendment from F-1 Exclusive Farm Use Zone (19 Acre minimum), City of Hermiston urban growth area, to future Urban -10. The property is described as tax lots 1300 and 1800 of Assessor's Map 4N 28 15. The property is located on the south side of Gettman Road, approximately ¼ mile west of the Hermiston city limits.

The standards for approving this request are found in Oregon Administrative Rules 660-004-0015(1), the Umatilla County Development Code Section 152.751-753, the City-County Joint Management Agreement and the Hermiston Comprehensive Plan.

For further information concerning the application, please contact Tamra Mabbott at the Umatilla County Planning Department, 216 SE 4<sup>th</sup> Street, Courthouse, Pendleton, Oregon 97801; telephone 541-278-6246; email [tamra.mabbott@umatillacounty.net](mailto:tamra.mabbott@umatillacounty.net).

Opportunity to voice support or opposition to the above proposals, or to ask questions, will be provided. Failure to raise an issue in a hearing, either in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to that issue, precludes appeal to the Land Use Board of Appeals based on that issue.

Copies of applications, documents and evidence pertaining to the hearing listed above, and all relevant criteria are available for inspection at no cost and will be duplicated at printing cost. A copy of the staff report will be available for inspection or duplicated at least seven days before the hearing and will also be posted on our website at [www.umatillacounty.net](http://www.umatillacounty.net). Hearings shall

**DRAFT FINDINGS OF FACT**  
**DEVIN ZONING MAP AMENDMENT REQUEST, #Z-304-14, and**  
**TYPE V BOUNDARY LINE ADJUSTMENT REQUEST, #LD-4N-4N-977-14**  
**ASSESSOR'S MAP # 4N 28 15, TAX LOTS # 1300 & 1800**  
**ACCOUNTS # 117236 & 117235**

1. **APPLICANT:** Richard G. Devin and Tiah B. Devin.
2. **PROPERTY OWNER:** Same as above.
3. **PROPERTY LOCATION:** The Devin property is located on the south side of Gettman Road, approximately ¼ mile west of the intersection of Hinkle Road and Gettman Road south of the city limits. The applicant's property and the surrounding properties to the north, east, and west are located within the City of Hermiston Urban Growth Boundary (UGB).
4. **REQUEST/PROCESS:** The Devin land use request consists of the following two parts:
  1. A zone change from the 1972 F-1, Exclusive Farm Use Zone (19 acre minimum parcel size), to the FU-10 Future Urban Zone.
  2. A Type V Boundary Line Adjustment to create two 10± acre parcels one of which includes the dwelling located on the property. The two 10± acre parcels will conform to the current comprehensive plan designation of Future Urban 10 acre minimum.

Zoning applied to the City of Hermiston UGB lands are from the 1972 Umatilla County Zoning Ordinance. Rezoning of land within Hermiston's UGB is subject to the Joint Management Agreement (JMA) between the City of Hermiston and Umatilla County. The JMA provides the procedures for processing amendments to comprehensive plans, zoning maps and land use regulations. In addition to the JMA, the Devin zone change is also subject to policies in the City of Hermiston's Comprehensive Plan and the applicable Oregon Statewide Planning Goals.

Under the JMA, amendments to zoning maps are processed by application to the County with notification to the City. The County Planning Commission provides a recommendation to the Board of Commissioners based on the facts provided in the record and the testimony provided at the public hearing. The Board of County Commissioners also conducts a hearing and makes the final decision on whether the zone change request complies with applicable standards. If someone testifying does not agree with the Board's Final decision, the decision may be appealed to the State Land Use Board of Appeals (LUBA).

The change in zoning would allow the applicant to reconfigure two tax lots one of which includes the existing dwelling on the property (Tax Lot 1300) and provide an opportunity to construct a dwelling on the other 13.93 acre parcel. The applicant resides in the existing home. Therefore, the applicant is requesting approval of a Type V Boundary Line Adjustment to create the proposed parcels as set forth below. The land use decision on the Devin Type V Boundary Line Adjustment is made by the Planning Department.

**5. PARCEL SIZE:**

Tax Lot 1300 = 20.03 acres (according to Assessor Map)  
Tax Lot 1800 = 1.95 acre (according to Assessor Map)

**6. PROPOSED PARCELS:**

Tax Lot 1300 = 10.00 acres (new parcel based on survey)  
Tax Lot 1800 = 13.93 acres (new parcel based on survey)

**7. COMPREHENSIVE PLAN:** City of Hermiston Comprehensive Plan Designation is Future Residential; no change to the Comprehensive Plan Designation is proposed or necessary for approval of the proposed Devin rezone.

**8. CURRENT ZONING:** Umatilla County 1972 Zoning Ordinance, F-1 (Exclusive Farm Use – 19 acre minimum parcel size). *Note:* Currently the F-1 farm zone is in conflict with the City Comprehensive Plan Designation of FU-10.

**9. PROPOSED ZONING:** Umatilla County 1984 Zoning Ordinance, FU-10, Future Urban Residential Zone as amended by Umatilla County Ordinance No. 89-02. Application of future urban zone to the applicant's property would resolve the conflict between the Comprehensive Plan Urbanizable Designation and the current farm zoning of the property.

**10. ACCESS:** Tax Lot 1300 has direct access to Gettman Road. The current dwelling is currently served by an access driveway. Tax Lot 1800, to the south, will be served by two newly created 30 feet access easements along the east and west side of Tax Lot 1300. Gettman Road is a graveled county road and is maintained by the County.

**11. EASEMENTS:** An easement was granted to Eastern Oregon Natural Gas Company now Cascade Natural Gas for a pipeline installed south of the Gettman Road, off-site and south of the A-Line Canal, in Section 15 (Book 257, Page 102, Deed Records). Additionally, a Blanket Easement (no defined location) was granted to Umatilla Electric Cooperative in 1944, Book 170, Page 245, Deed Records.

12. **STRUCTURES & LAND USE:** The property (Tax Lot 1300) is developed with a dwelling and a garage near Gettman Road. The remainder is used for irrigated pasture and crops. Tax Lot 1800 is unimproved but with approximately 1 acres of irrigated crop land.
13. **ADJACENT LAND USE:** The applicant's property and all of the adjacent properties are located within the City of Hermiston Urban Growth Boundary (UGB) excepting lands south of the USBR A-Line Canal right-of-way which is zoned EFU. The subject property adjoins parcels currently zoned FU-10 on the west and Low Density Residential to the north. Gettman Road abuts the property along the north property line. The Hermiston Irrigation District A-Line Canal abuts the property to the south. The City of Hermiston designates all lands to the north between Hermiston Hinkle Road and Highway 207 as Low Residential Density.
14. **LANDFORM:** Columbia Basin.
15. **UTILITIES:** Umatilla Electric Cooperative is the area electrical provider and phone service is provided by Century Link and Eastern Oregon Telecom.
16. **WATER/SEPTIC:** There is a domestic well and onsite septic system for the existing dwelling. Development is dependent on domestic wells and individual onsite septic systems since there are no present extended urban water and sewer facilities servicing the area.

The revised Tax Lot 1800, at 13.93 acres, will be adequate in size to accommodate an onsite septic system when the lot is developed with a dwelling.

With respect to a domestic water supply, the subject property is located within the Stage Gulch Critical Groundwater Area, an area designated by Oregon Water Resource Department (OWRD) as having declining basalt aquifer groundwater levels. OWRD does not however require a permit for a domestic well, an exempt water use. The southerly 13.93 acre parcel would be serviced by a new domestic well.

Devin Zoning Amendment, #Z-304-14, and  
Type V Boundary Line Adjustment, #LD-4N-977-14  
Draft Findings of Fact

The subject property area is also located within the Department of Environmental Quality (DEQ) designated Lower Umatilla Basin Groundwater Management Area (LUBGWMA) due to groundwater quality. Some wells within the management area are monitored and have tested higher than the Federal Drinking Water Standard for

nitrates. The management of the LUBGWMA Action Plan continues to be managed by DEQ.

17. **IRRIGATION:** Hermiston Irrigation District provides the Devin property from the A-Line Canal with a total of 19.2-acres of surface water rights. These water rights will be reallocated by the District according to District policies and state law.
18. **ZONING MAP AMENDMENT REVIEW PROCESS:** The following criteria apply from the Joint Management Agreement approved April 5, 2004 between the County and City of Hermiston for lands within the Urban Growth Area (UGA). Applicable criteria are underlined, while responses are provided in standard text.

#### **E. AREAS WITHIN THE UGB, OVERALL PROVISIONS**

E.1. The County shall adopt by ordinance as an amendment to the County Comprehensive Plan, the City's Comprehensive Plan including the Urban Growth Boundary, Plan Map, and Plan Policies to apply to land within the UGB. The County received an amendment application for rezoning land within the UGA from applicant and property owners, Richard and Tiah Devin.

E.4. All applications for land use actions within the Urbanizable Area shall be made through the County's Planning Department. Land use actions within Urbanizable areas shall be reviewed according to the procedures described in sections E-5 through E-8. The County shall be responsible for planning and zoning code enforcement in the Urbanizable Areas. Note: Land use actions include amendments to the zoning map – JMA C.5. The Devin application for the zone change within the Urbanizable Area has been made to Umatilla County's Planning Department. The applicant has coordinated with the City of Hermiston in the pre-application process for initial review or comment by the City.

E.5. The County Planning Department will refer to the City Planning Department for review and comment all land use requests within the Urbanizable area for which a public hearing is required. Such notice shall be sent at least ten (10) days prior to the date of the first public hearing on each request. The County shall send the City the staff reports on such requests at least one week prior to the first public hearing. Notification has been made to the City of Hermiston on December 24, 2014 of the proposed zone request and Planning Commission public hearing date. In

addition, a copy of the Amendment Findings will be sent to the City for review and approval.

E.6. If adequate time is available, the City Planning Department will review and comment on each such UGB land use action notice; otherwise the City Manager, or designee, will review and comment on the behalf of the City Planning Commission, and will so notify them at the next City Planning Commission meeting. The City will relay to the County comments on each such request by the date of the first public hearing or at said public hearing, even if the City's response is "no comment." The County will receive comment from the City of Hermiston with respect to consent and approval of the Devin proposed rezone.

E.7. The County Planning Department will refer back to the City prior to final action any such land use action request in the Urbanizable area for which amendments by the applicant or County were made subsequent to the first or additional public hearing together with relevant new staff comments. The same ten-day notice period will apply. The County will notify the City as required of any amendments to the proposed Findings and Conclusions as well as the Planning Commission's recommendation to the Board of Commissioners.

E.8. The County Planning Department will notify the City Planning Department in writing of all actions on such requests as well as all staff permit approvals within the UGB, within seven days of such action or approval. The County will provide in writing notice to the City Planning Department of approval by the Board of Commissioners and shall further notify the City Planning Department of the Board of Commissioners final decision regarding the City's opportunity to appeal the Board of Commissioners' final decision according to the requirements of state statutes and administrative rules.

Approval of applicant's rezone amendment will not amend the FU-10 designation of City of Hermiston Comprehensive Plan map. The County maintains zoning maps reviewed and amended by the County to change the zoning on lands located with the UGA. Approval of the applicant's rezone request would result in the County's FU-10 zoning of the property and in conformance with the City's Comprehensive Plan designation of FU-10.

E.10. The Amendments to the Comprehensive Plan and sections fo then implementing ordinances applicable t the UGA may be initiated by the City, the County or an affected person. Such amendments shall be

processed by the City and will be referred to the County by the City for review and comment at least ten (10) days prior to the City Planning Commission public hearing. The City will refer back to the County for review and comment any changes proposed in such amendments at least ten (10) days prior to adoption. The amendments will be adopted by ordinance by the City prior to referral to the County for co-adoption review, via the County Planning Commission.

The County Planning Commission and Board of Commissioners will hold public hearings on all proposed amendments following receipt of City recommendations or co-adoption referrals. The County will take final action on all proposed amendments within 120 days after the application is received by the County, unless the applicant allows this time limit to be waived, or in accordance with applicable future changes in Oregon Revised Statutes. If approved, the amendments will be co-adopted by ordinance into the County Comprehensive Plan and land use regulations, for application only within the UGB, following formal amendment by the City of its Comprehensive Plan and implementing ordinances.

Because this application was initiated through the County, following adoption by the Board of Commissioners, the amendment will be forwarded to the City of Hermiston for co-adoption.

**19. STATEWIDE PLANNING GOALS:**

1. Citizen Involvement (Goal 1): The applicant's zone change proposal is processed through a public hearing and notice procedure. This process allows for citizen involvement and provides a forum for citizen testimony and input on the applicant's proposal.
2. Land Use Planning (Goal 2): City and County actions on land use requests must be consistent with acknowledged local comprehensive plans. The Devin proposal to zone this land FU-10 is consistent with the City of Hermiston Comprehensive Plan Urbanizable designation. Approval of the rezone would resolve the conflict between the Comprehensive Plan Designation and the current non-residential zoning of the property.
3. Agricultural Lands (Goal 3): Statewide Planning Goal 3 is not applicable to lands within the Urban Growth Boundary. The subject properties are designated for residential use by the City of Hermiston Comprehensive Plan.



4. Open Spaces Scenic and Historic Areas and Natural Resources Goal (Goal 5): The subject property is located within the Stage Gulch Groundwater Area. This Critical Groundwater designation applies to the basalt aquifer. Goal 5 directs that local governments shall adopt programs that will protect natural resources and conserve scenic, historic, and open space resources for present and future generations. Among the specific resources to be protected are groundwater resources. The purpose and intent as defined in the Administrative Rules establishes procedures and criteria for inventorying and evaluating Goal 5 resources and for developing land use programs to conserve and protect significant Goal 5 resources.
  
5. Groundwater Resources: “Protect significant groundwater resources” means to adopt land use “programs” to help insure that reliable groundwater is available to areas planned for development and to provide a reasonable level of certainty of the carrying capacity of groundwater resources will not be exceeded. (OAR 660-023-0140(1)(c)). Critical groundwater areas (CGWA’s) are considered to be a significant Goal 5 resource. The OAR implies that local governments shall develop programs developed to protect the significant Goal 5 groundwater resource. Further programs developed by local government are to be adopted as part of the Comprehensive Plan. Local plans require that such areas that are significant groundwater resources shall develop “programs” to protect the significant groundwater resource.  
  
There is no indication that the Devin application has not complied with Goal 5 provisions. Impacts, if any, are diminimus and because proposed water development is expressly allowed by law, the application is in compliance with Goal 5. The Basin Rules adopted and implemented by the OWRD, are in effect, and exempt wells are expressly provided for in the rules. The County has a Goal 5 Program to protect the groundwater resource and the Devin zone change application complies with the Goal 5 Program and is consistent with current County policy as set forth in Exempt Well Resolution BCC 2007-17.
  
6. Air, Water and Land Resources Quality (Goal 6): The subject property and surrounding area is within the Oregon Department of Environmental Quality (DEQ) designated Lower Umatilla Basin Groundwater Management Area (LUBGWMA) due to high nitrate levels in groundwater. Some wells within this management area are monitored and have, in the past, tested higher than the Federal Drinking Water Standard for nitrates. However, this designation has not resulted in limitations on development or farming and continues to be managed through the LUBGWMA Action Plan. DEQ is the lead state agency overseeing implementation of the Action Plan and has jurisdiction in permitting onsite septic

systems. Because DEQ oversees management of the LUBGWMA Action Plan, the County may find the Devin zone change application complies with Goal 6.

7. Public Facilities and Service (Goal 11): Orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

The City of Hermiston's nearest water and sewer service is approximately ¼-miles east and ¼-miles south of the subject property. This goal requires the orderly arrangement for public facilities and the County has been informed that there is no immediate plan by the City to extend services to this area.

The proposal to change the zoning on the property would allow development of the property with one additional single-family dwelling on a 13.93 acre parcel. Since the City has no plans to extend services to the area, and the proposed zoning density of the Devin property, the County may find the Devin zone change application is compliant and not interfere with future public facilities and services.

8. Transportation (Goal 12): Safe, convenient and economic transportation system. The City of Hermiston has an adopted Transportation System Plan (TSP), co-adopted by the county for application within the City's UGB.

Currently, the applicant has one county road approach permit off West Gettman Road to the existing dwelling on the property. The applicant has acquired two additional approach permits to enter either the east and west sides of the Devin property for access to the south parcel and Devin lands on the north parcel. The eastern most access will serve as the primary driveway and location for an address marker. The access to the west is a secondary access primarily for use by farm equipment. If the southerly parcel is developed there is potential for one single-family dwelling. If fully developed, one additional single-family dwelling would result in a total of 9.50 Average Daily Trips (weekdays), well under the 250 ADT required to activate a Traffic Impact Analysis.

Gettman Road is a two lane County road. Surface of the roadway is dirt. There is no immediate plan of the County for further improvements. The County believes, by adding one dwelling under a zone change to FU-10 would not cause significant impact to access and transportation facilities. However, Gettman Road has only a dirt surface and road improvements are warranted. As a condition of approval, it is recommended that the landowner sign and record an Irrevocable Consent Agreement to participate in future road improvements. That assures that at least for the subject property, the

landowners will participate in their proportionate share of future road improvements.

9. Urbanization (Goal 14): Orderly and efficient transition from rural to urban land use. The subject property is located within the UGB. The area is designated residential by the City Comprehensive Plan. A rezone from the 1972 F-1 farm zone to the FU-10 zone complies with the City's Comprehensive Plan designation and provides consistency in the zoning of the area.

20. **CITY OF HERMISTON COMPREHENSIVE PLAN POLICIES:** The City's Comprehensive Plan sets forth the goals and policies that guide the City's land use actions which closely follow the Statewide Planning Goals reviewed above. The most significantly applicable policy that was adopted by the City and co-adopted by the County includes the following policy:

The rezoning of the applicant's property from farm to Future Urban zoning would also result in resolving a "conflict" between the current farm zoning and the City's Urbanizable Plan Designation. Application of the FU-10 zone likewise would be consistent with the FU-10 zoning applied to properties on one side of the applicant's parcel and the City's Low Density Zone to the north.

4. THE CITY OF HERMISTON WILL PROMOTE COMPACT URBAN DEVELOPMENT WITHIN AND ADJACENT TO EXISTING URBAN AREAS TO INSURE EFFICIENT UTILIZATION OF LAND RESOURCES AND FACILITATE ECONOMIC PROVISION OF URBAN FACILITIES AND SERVICES.

Implementing Actions in the City's Comprehensive Plan reflect the Joint Management Agreement of Umatilla County delineating Urban and Urbanizable Areas within the UGB. Further, Umatilla County Ordinance 83-07 both co-adopts the City of Hermiston's Comprehensive Plan including zone designations and establishes a future urban 10-acres (FU-10) zone. The City's Comprehensive Plan map reflects the Devin property with the FU-10 zoning. Ordinance 83-07 as well as the City's Comprehensive Plan excepted those properties within the Urban Growth Area zoned F-1 or F-2 which were not rezoned at the time but provided that property owners with that zoning may retain that status if requested in writing. By virtue of the Devin application, the Devins are requesting to be rezoned from exclusive farm use to FU-10.

The City acknowledged that "newly created lots of 10-acres are of sufficient size so that construction of a single unit will not preclude future development."

The FU-10 Future Urban Zone description and purpose expressly provides that it is designed to implement the growth management policies within the Hermiston UGB. The FU-10 zone provides for interim uses consistent with the Plan policies until conversion to more intense urban uses. It provides for the retention of lands suitable for future urban development in large parcels which will enable more cost effective urban redevelopment of the land. Lots are kept large as urban services are not yet available to these areas and development is limited to the land capability of accepting septic systems and drain fields while still providing safe drinking water.

21. **NOTIFIED AGENCIES:** Department of Land Conservation and Development, Oregon Department of Water Resources, Oregon Department of Environmental Quality, City of Hermiston, Hermiston Rural Fire District, Umatilla County Public Works, Umatilla County Assessor, Hermiston Irrigation District, Umatilla Electric Cooperative, and Cascade Natural Gas.
  
20. **THE UMATILLA COUNTY DEVELOPMENT CODE STANDARDS FOR LAND DIVISION. Type V approval criteria, found in UCDC Section 152.722 are reviewed below.** The following standards of approval are underlined followed by Findings in standard text.

**§ 152.722 STANDARDS FOR APPROVAL.**

In granting approval for a Type V Land Division (Property Line Adjustment), the Planning Director shall find that the Type V Application and required supplementary material comply with the following relevant provisions:

1. The application is complete and all required letters of approval are submitted: The Devin property line adjustment application is complete and approvals for the reallocation of water rights have been received from the Hermiston Irrigation District. In addition, access permits have been approved by Umatilla County.
  
2. The request meets the definition of a property line adjustment per the definitions contained in § 152.003: The Devin boundary line adjustment complies with the definition as it results in the relocation of a common boundary conforming to the zones of the FU-10 zoning designation.
  
3. All existing buildings located on the properties are a sufficient distance from the proposed relocated property boundary to comply with the setback requirements for the zone in which the properties are located: The existing buildings and improvements conform with all setback requirements as shown on the Devin's site plan.
  
4. Legal access in conformance with the standards of this chapter is provided and/or maintained to all parcels. If necessary to comply with this standard, an easement

in conformance with county standards shall be recorded in the county deed records, and a copy of the dedication document and proof of recording shall be provided prior to approval: Access to the north parcel is directly off Gettman Road. Access and utility easements will be created for access to the back parcel.

5. The request will not result in the reduction of lots or parcels below the minimum lot or parcel size for the underlying zone: Each lot is 10 acres or greater.

The boundary line adjustment application will be completed pursuant to a final decision to rezone the property. The boundary line adjustment application is not a part of this decision.

DECISION: Umatilla County Board of Commissioners finds that the proposed Zone Change complies with the county Comprehensive Plan. The Board approves the Zone Change subject to the following conditions.

1. Sign and record an Irrevocable Consent Agreement for future road improvements to Gettman Road.
2. Complete the boundary line adjustment application.

Dated this \_\_\_\_\_ day of February, 2015.

UMATILLA COUNTY Board of Commissioners

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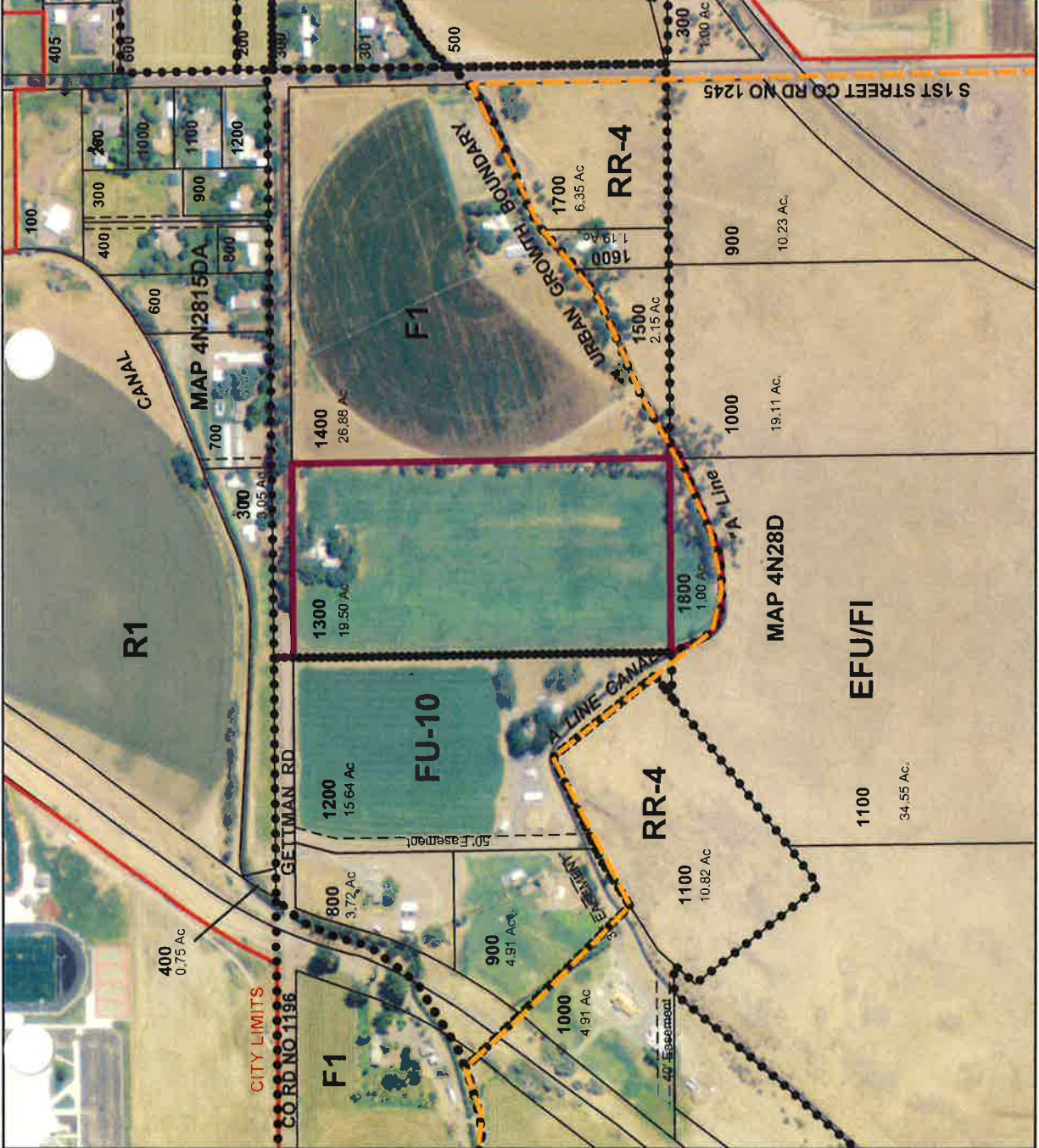
George L. Murdock, Chair

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W. Lawrence Givens, Commissioner

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William J. Elfering, Commissioner



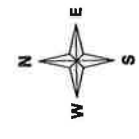
**PROPERTY OWNERS WITHIN NOTICE AREA OF SUBJECT PARCEL**

- MAP 4N2815  
 300 LEE LARRY D & DONNA D  
 1100 MCAHREN NANCY M  
 1200 WINEBARGER GREG C  
**1300 DEVIN RICHARD G & TIAH B**  
 1400 COOK IVAN J & COLLEEN  
 1500 ALTENBERGER THOMAS J & CHERYL M  
**1800 DEVIN RICHARD G & TIAH B**

- MAP 4N2815DA  
 700 BURKE DENNIS E & CONNIE R

- MAP 4N28D  
 1000 UNION PACIFIC RR CO  
 1100 STATE OF OREGON

2012 AERIAL PHOTO



DATE: 11/20/14

MAP DISCLAIMER: No warranty is made by Umatilla County as to the accuracy, reliability or completeness of this data. Parcel data should be used for reference purposes only. Not intended for legal use. Created by J.Alford Umatilla County Planning Department 11/20/14

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**ZONE MAP AMENDMENT #Z-304-14 & BOUNDARY ADJUSTMENT #LD-4N-977-14  
 RICHARD & TIAH DEVIN, APPLICANT/OWNERS  
 MAP 4N2815, TAX LOTS 1300 & 1800**



**SUBJECT PARCELS**

PROPERTY OWNERS WITHIN  
NOTICE AREA OF SUBJECT PARCEL

MAP 4N2815

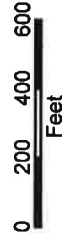
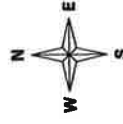
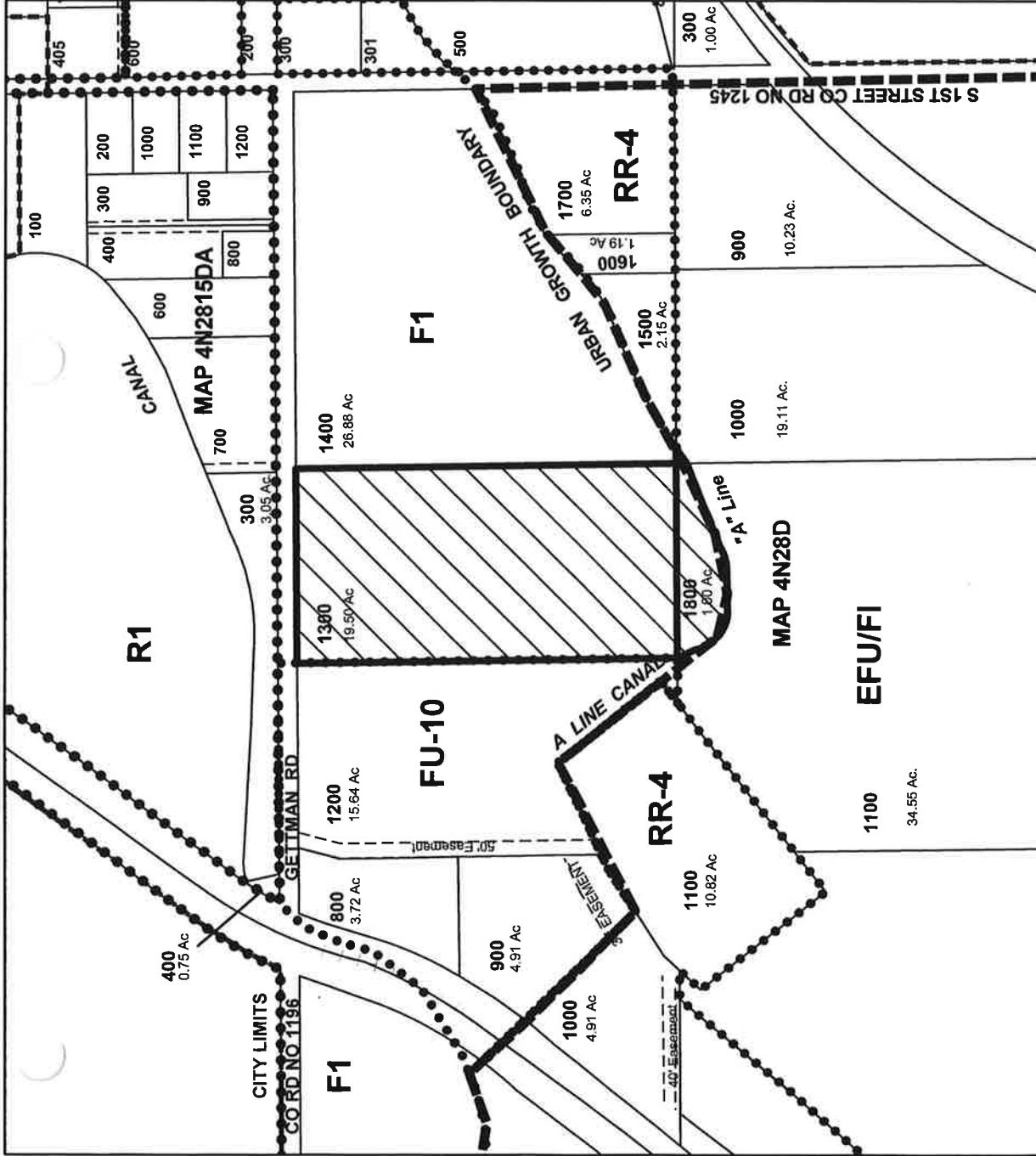
- 300 LEE LARRY D & DONNA D
- 1100 MCAHREN NANCY M
- 1200 WINEBARGER GREG C
- 1300 DEVIN RICHARD G & TIAH B
- 1400 COOK IVAN J & COLLEEN
- 1500 ALTENBERGER THOMAS J & CHERYL M
- 1800 DEVIN RICHARD G & TIAH B

MAP 4N2815DA

- 700 BURKE DENNIS E & CONNIE R

MAP 4N28D

- 1000 UNION PACIFIC RR CO
- 1100 STATE OF OREGON



DATE: 11/20/14

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ZONE MAP AMENDMENT #Z-304-14 & BOUNDARY ADJUSTMENT #LD-4N-977-14  
RICHARD & TIAH DEVIN, APPLICANT/OWNERS  
MAP 4N2815, TAX LOTS 1300 & 1800



SUBJECT PARCELS

# EXHIBIT B

## SITE MAP, 1 OF 2

SEPTEMBER 2014

TAX LOTS 1300 & 1800 ARE BOTH  
PER ASSESSOR'S MAP 4N2815

GETTMAN RD.

659'

3333

E1/2 SW1/4 SE1/4  
SEC. 15, T 4 N, R 28 E

TAX LOT 1300  
PARCEL 1

20.03 AC., BEFORE  
(INCLUDING AREAS IN  
ROAD AND IRRIGATION  
EASEMENTS)

10.00 AC. AFTER

A 30-FT WIDE  
ACCESS EASEMENT,  
TO BE CREATED

A 30-FT WIDE  
ACCESS EASEMENT  
TO BE CREATED

PROPOSED BOUNDARY LINE

FUTURE 20-FT WIDE  
IRRIGATION EASEMENT  
597'

1324'

637'

30' 40'

659'

643'

LINE TO BE  
ADJUSTED

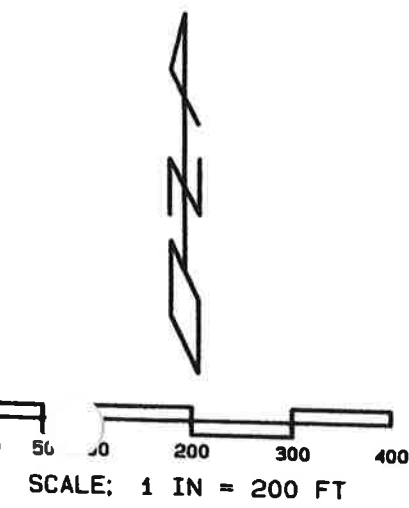
"A" CANAL

SEC. 15

SEC. 22

TAX LOT 1800  
PARCEL 2

1.95 AC., BEFORE  
13.93 AC., AFTER



AREA EFFECTED  
BY ADJUSTMENT  
////  
11.98 ACRES,  
TO BE VERIFIED  
BY SURVEY